### LEXINGTON AVE. **CENTRE EXPANDS**

Subway Creates Big Demand for Stores and Offices at 86th St.

#### TAXPAYER ON FORMER CHURCH PROPERTY

#### Renting of Uptown Dwell- for a long term of years. ings a Feature of the Present Season.

By FRANK REMLIN

The F. W. Devoe & C. T. Raynolds and structive store centre is forming et Skirh st. and Lexington ave largely the result of the Lexington Avenue study and the structure. He will be a hospital, a structure from Preshyterian Clurch. That building has been replaced by a tructure. Here are some of the leases in the building recently made:

The Company of the service of paints, etc., is to use the six where the 1.060 employes will be store building at 50 to 514 West 27th housed. There will be a hospital, a store building at 50 to 514 West 27th housed. There will be a hospital, a standard model village, on the service of the service o

Renting in the downtown sections is helping to keep the attention of many prospective lessees in that direction. The Ruland & Whiting Company has rented the building 242 South st. to H. G. Dale; the store and basement at 69 Cortlandt st. to Herman Bucane, and also much other space to various clients. Through Wertheim & Clear and Cammann, Voorhees & Floyd, the South American Plantation has acquired under a lease for a term of years quired under a lease for a term of years
the use of the premises 83 Pine st.
Charles F. Noves Company has leased
the building, 214 Front st. for George
A. Bowman to Bernard Lendon for a

Seth Sprague Terry, who recently sold his residence at Russell Terrace and Hawthorne Place, Montelair, to Colonel I. N. Lewis, inventor of a rapid fire gun, has joined the Park av. apartment colony. Through William A. White & Sons he has leased an apartner of 84th st. . . .

Motor truck concerns are forming a colony in the 24-bour-day centre at 42d st. and Broadway. The Crown Motors Corporation has leased the entire front of the fourth floor at 140-142 West 42d st., through A. X. Gitterman, from James B. Regan. This is the third corporation of its kind to lease space in the corporation of the last three corporations. s part of town in the last three

Many dwelling houses on Washington Heights have recently been rented.
Moore, Schutte & Co. have leased 468
West 148th st., to Frank Baldwin; 519 West 142d st. to A. Buchanar; 475 West 141st st. to Dr. Author H. Nylen; 530 West 150th st., to J. L. Post; 474 West 143th st., to M. M. Davis, and 454 West 145th st., to A. De Dion, Charles Todtmann, of Boston, rented

through the Louis Becker Co., 551
West 161st st. Duff & Brown leased
423 West 147th st., to W. F. Smith,
and 423 West 146th st., to K. Thomp-

client.

Harlem reports also show that 3 large number of persons still prefer living in private dwelling houses in spite of the extra allurements of apartment house colonies. Shaw & Co. leased 20 East 127th st., to Henry Riddle, Porter & Co.; 2103 Madison av., to Gwendolyn Huggins; Goodwin & Goodwin, 246 Lenox av., to Frank Reiman.

Alexander Meffert, for a number of President of the Passaic board of Dong Fong Hue and Harry Haw, the Bacon & Henry, is now associated with Fish & Marvin and has charge of that firm's bond and mortgage department.

Trade.

On this property Mr. Lyali will erect a large factory, postably the largest The Bushwick (Brooklyn) will re-

The F. W. Devoe & C. T. Raynolds

the Fifth av. florist.

Cammann, Voorhees & Floyd leased the store at 110 Fulton st. to Julius

basement at 1698 Broadway for a term of years to the Vesta Storage Battery Company. The tenants have been located for several years at the northeast corner of Broadway and 54th st., which erries in Westchester.

# FOR HIS EMPLOYES

Model Mill Community To Be Built at Allwood by W. L. Lyall.

The Arlington Skirt Manufacturing | William L. Lyall, president of the held over for still another week. | Mills and Rome, and the cotton goods in Passaic, N. J., has purticular to the held over for still another week. | Then, too, there will be "The Four Husbands," a tabloid musical comedy, and the Fritches. | Company it has cover 300 acres in Allwood, along with a cast of thirty-two; Mabel Russiand Company it has cover 300 acres in Allwood, along with a cast of thirty-two; Mabel Russiand Company it has cover 300 acres in Allwood, along with a cast of thirty-two; Mabel Russiand Company it has cover 300 acres in Allwood, along with a cast of thirty-two; Mabel Russiand Company it has cover 300 acres in Allwood, along with a cast of thirty-two; Mabel Russiand Company it has covered to the held over for still another week. | Kirby and Rome, and the Fritches. 7,000 Brighton Mills, large manufacturers of Then, too, there will be "The Four Kirby and Rome, the Hugene Troupe

### \$350,000 ESTATE AT MT. KISCO IS SOLD

### THE WEEK'S VAUDEVILLE BILLS.

VAUDEVILLE enthusiasts will kins, the Three Bobs and the Clare greet a number of old friends at | mont Brothers. the Palace this week. There will be Stella Mayhew and Billie Taylor, who were seen at that very Palace not so tertainers will be Muriel Worth and long ago. There will be Eddie Leon- Lew Price, making their reappearance ard, who comes back quite frequently as a team; Truly Shattuck, coming and is always applauded until he has back to vaudeville; Hoey and Lee, atto sing that blocey song. And then tending to the comedy end; Elsle Hanthere will be Adelaide and Hughes, neman, well known Brooklyn swim

sarles F. Noyes Company it has chased over 300 acres in Allwood, along with a cast of thirty-two; Mabel Russed the 14th floor of the building the Newark branch of the Eric, near sell (Mrs. Eddic Leonard) in a skit the Allwood station. The deals were known as "Call It What You Like"; made through Charles F. H. Johnson, Willie Weston, character songster; president of the Passaic Board of Dong Fong Hue and Harry Haw, the

> cotton mill in the clafe, and about the open for the senson to-morrow aftermill he will build a model village, noon. The first week's bill will em-

Mr. Hell bought this tract, comprising 197 acres, about eighteen months ago for the use of his mother. He improved it with a residence of tapestry brick, containing thirty rooms, garage, stables, help's house, etc., at a cost of Special Committee of the MISS ISABEL SHEA

corner of Broadway and 54th st., which was recently purchased by the Ford Motor Company.

Pease & Elliman leased for Walter J. Butler, as agent, store at 155 East 42d st. to Louis J. Singer, an electrical contractor.

Contractor.

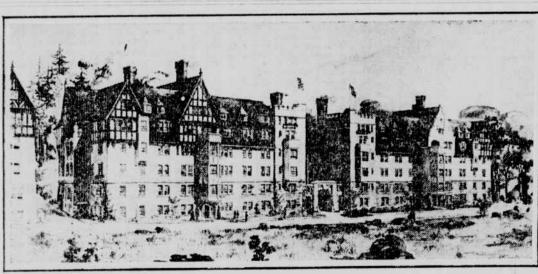
Contractor Westchester.

The country estate of Denniston M. Bell, of Tuxedo, at Mt. Kisco, N. Y. has been sold by the Robert E. Farley organization, Albert B. Ashforth Company.

Contractor.

Contractor Westchester.

The property is one of the finest estates in the Mt. Kisco section. It is surrounded by the estates of Rector K. Fox, J. H. Towne, Robert Van Cortlandt, Charles F. Darlington, H. J. Whitehouse and Arthur H. Scribner. It organization, Albert B. Ashforth Com-



NEW ALGER COURT APARTMENTS, BEING BUILT AT BRONXVILLE, WESTCHESTER. IT WILL BE READY FOR OCCUPANCY ABOUT MAY 1, 1917.

## ABOVE THE FOUNDATION by Arthur T. Nicholson

will say that their ranks are over-crowded and that only the most for-tunate brokers can make a comfortable living. Hundreds of New York brokers

Bear this always in mind: That a Bear this always in mind: that a suburban property, small in value, can't stand a big advertising expense. The advertising bill should never be 2 per cent of the value of the property, even when you have the exclusive control as sales agent of the premises. If

There are upon a state of the brokers who have a content of the properties of level the register of the content of the content

rain if the land was purchased at a little less than the prevailing market prices.

About fifteen years ago a young man opened an office in the Fifth av. section; he opened in what is dalled big style. He wanted to do a large broker-wise. Stundle box forces can make a comfortable living. Hundreds of New York boxers and and a big advertising expense of the value of the property sand in the first and a big advertising expense of the value of the property sand to the commission man be easily business in Gotta ago, yet the creakers don't look as if the blight of poverty had touched them. Meanwhile many new names have been written on the acrolls of success in the first when the many new names have been written on the acrolls of success in the Fifth average and the many new names have been written on the acrolls of success in the Fifth average and the many new names have been written on the acrolls of success in the Fifth average and the many new names have been written on the acrolls of success in the Fifth average and the many new names have been written on the acrolls of success in the Fifth average and the many new names have been written on the acrolls of success in the Fifth average and the many new names have been written on the acrolls of success in the Fifth average and the many new names have been written on the acrolls of success in the Fifth average and the many new names have been written on the acrolls of success in the fifth average and the many new names have been written on the acrolls of success in the Fifth average and the many new names have been written on the acrolls of success in the Fifth average and the many new names have been written on the acrolls of success in the Fifth average and the many new names have been written on the acrolls of success in the fifth average and the many friends and the property is an observed the successful the form of the value of the property is an observed the successful the form of the value of the property is a decident by the first and the property is not a cleant for the value of the property is a decident to the first average and the many friends and the property is a total thread the property and the property is a property of the section. Store the first average and bloom and the property i

meuse; the Six Musical Gormans, Prospect during the first half of the CAREFUL CARPET CLEANING CO. Clear week, with Inglis and Redding as the Recairing 421 East 48th at. COE 4 BRANDT second half headliners. Loew's American Theatre. The fall season at Loew's American

At Henderson's Music Hall the er

Theatre and Roof is ushered in to-day. On the programme the first half of the

The New Brighton, for its final week third regular season to-morrow, again the control of the final week third regular season to-morrow, again relations of the final week third regular season to-morrow, again relations to book to bonk, No. 25 (Limmbers 1) of the summer season, will offer Sophie Tucker, Chic Sale, Leo Beers, Billy Halligan and Dama Sykes, "Vetage Billy Halligan Billy Halligan and Dama Sykes, "Vetage Billy Halligan Billy Halligan

## **BUDGET MAKERS**

Realty Board to Sit at Hearings.

It has been the custom of the Real Estate Board of New York since 1914 to have its representatives sit with the budget committee of the Board of Estimate and examine into and analyze departmental estimates.

In 1914 the board caused to be prepared an elaborate analysis of the entire city budget and made a number of very important recommendations, a large part of which were adopted either that year or in 1915 by the city M. Determine also 7 E. 435 st. Miss either that year or in 1915 by the city M. administration. Some important economies were effected through the 1916

The Real Estate Board will take up the same work this year and the following have been appointed a commit-E. A. Tredwell, Edward P. Doyle, Frank H. Tyler and W. D. Kilpatrick. This committee met last Wednesday and appointed Laurence McGuire, president of the board; Richard O. Chittick, executive secretary, and Edward P. Doyle a special committee to attend meetings of the budget committee to examine into departmental estimate and to report back to the full committee the result of their investigations and their recommendations. The policy mittee the result of their investigations and their recommendations. The policy of the committee on the budget is not to criticise individual salaries or to any great extent the disbursements of the various city and become the committee of the property of the various city and become the committee of the committ the various city and borough of ments, but to consider princip economy rather than individual

unnecessary and that their work can be just as well accomplished by one of the bureaus in the Controller's office. it will say so. Or if it should decide that in its opinion certain committees of the Board of Estimate merely dupligovernment, it will recommend the abo-lition of such committees. Whenever a recommendation is made

it will be after careful investigation and action by the full committee with and action by the full committee with thorough deliberation. The board be-lieves that the budget of this year should not exceed the budget of 1915, less the appropriation for a direct state tax. It believes that sufficient economies can be effected to more than offset the increase in the debt service charge and the amount necessary to be placed in the budget because of the pay-as-you-go policy. The board also says that there must be some reduction of real estaate assessed valuations for vareal estaate assessed valuations for va-rious reasons, one of which is the adop-tion of the zoning proposition and the heights of buildings restrictions, and therefore unusual care must be taken in making up the budget in order to prevent any serious increase in the tax rate. "Such an increase at the present time would be disastrous and should at all coats be avoided." it adds.

\$50.000 Broadway Rental.

A lease involving \$50,000 has been accordated by M. & L. Hess. They have cented the store and basement at \$77-79 Broadway, containing about 15,000

Gets Plots for Improvement. William Booker has purchased several building plots in Huntington Estates, Huntington, Long Island, with a frontage of 366 feet on Sound view av. He intends to improve the site.

transaction.

adjoining owner.

More Scarsdale Sales. Angell & Co. have sold three lots on Brookridge av., in the north end sec-tion of Scarsdale, to P. Savinetti, the

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tee on the city budget: Charles A. JAPANES, EMPLOYMENT AMENCY. Most Cone, chairman: Charles F. Noyes, 25 WEST 424 ST. TELEPHONE 3059 BRYANT. Warren Cruiksnank, H. H. Murdock, J. LEHTI Agency. Pfuntsh-American Relp. 3515. MARTHA COLLIER AGENCY - Superior hein, male female, 67 4th av. 'Phone 6779

PUBLIC NOTICES.

If the board believes, for instance, that the Commissioners of Accounts are unnecessary and that their work can be just as well accomplished by one of the last as well as wel held July 27, 1916, the following petition was received:
To the Board of Estimate and Apportionment of the City of New York:
Union Railway Company, of New York
City, a New York corporation, owning and operating a street surface railroad in the Boroughs of Manhattan and The Bronx, City of New York, hereby petitions for a franchise to construct, maintain and operate a double track extension of its existing railroad in the Borough of Manhattan in upon, along and over the following described route:

upon, along and over the following described route:

Beginning at and connecting with the existing tracks of the Company in Emerson Street at or near its intersection with Vermilysa Avenue, thence southwesterly in upon and along Vermilysa Avenue to its intersection with Dyckman Street, thence westerly in upon and along Dyckman Street to the Hudson River.

It is proposed to operate the said extension by an overhead current of electricity similar to that employed by the Company on its existing lines of railroad.

Dated, New York, June 16th, 1916.

UNION RAILWAY COMPANY OF NEW YORK CITY.

By EDWARD A MAHER,

Vice-President.

By EDWARD A MAHER,
Vice-President.
Attest: SHELTON E MARTIN,
Secretary.
(Corporate Seal.)
State of New York, County of New York, as.
EDWARD A MAHER, lesing duly aworn,
deposes and says that be is the Vice-President of Union Railway Company of New
York City, the petitioner herein, that he
has road the foregoing petition and knows
the contents thereof and that the same is
true of his own knowledge except as to the
matters therein stated to be alleged on information and belief and as to those matetrs he believes it to be true.

EDWARD A. MAHER.
Sworn to before me this 16th day of June,
1216.

ers he believes it to be true.

Broadway, containing about 15,000 square feet, to the Phoenix Manufacturing Company, for the sale of cotton goods, for a term of years at a rental aggregating \$50,000. Messrs, Carstein & Linnekin represented the landlord.

Building for Lubricating Co.
Mary A. Goodsell, represented by George W. Plitt, attorney, has leased through A. N. Gitterman, as broker, the entire building at 204 West 76th st., for a long term of years, to the Grease Spot, Inc., in which Harry R. Van Emden, the well known lubricating engineer, is interested.

A Yonkers Investment.

The Duross Company has sold for Edward O'Brien to a client for investment 22 Elliot av., between Post and Morris sts., Yonkers. The property is a modern duplex dwelling house on a plot 20x109 feet, one of two-family houses recently erected by the Gerbourney.

Long Branch Hotel Sale.

Bryan L. Kennelly sold at auction

Business Chances. They have the following resolutions were thereupon alopted the following resolutions were thereupon alopted:

Whereas, the foregoing petition from the Union Enliway Company of New York City, dated June 3, 1916.

Whereas, the foregoing petition from the Union Enliway Company of New York in the following resolutions were thereupon alopted:

A Yonkers Investment.

The Duross Company has sold for Edward O'Brien to a client for investment and the considered, and a public hearing be had thereon, at which citizens shall be entitled to spend and these resolutions to be published for at least fourteen (14) does in two daily newspapers in The City Row York in be designated by the Mayor, and for at least fourteen fully may be the City Row York in be designated by the Mayor, and for at least fourteen fully may be the City Row York in be designated by the Mayor, and for at least fourteen fully may be the City Row York in be designated by the Mayor, and for at least fourteen fully may be the City Row York in be designated by the Mayor, and for at least fourteen fully may be the considered, and a public hearing. The

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